

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00529

New Supplemental

Part of a district with known boundaries (enter inventory no.) 92-00349

Relationship: Contributing Noncontributing

Contributes to a potential district with yet unknown boundaries

National Register Status:(any that apply) Listed De-listed NHL DOE

9-Digit SHPO Review & Compliance (R&C) Number _____

Non-Extant (enter year) _____

1. Name of Property

historic name Modern Eye Care

other names/site number Downtown Survey Map # DT- 041

2. Location

street & number 301 S. Iowa Avenue

city or town Washington

vicinity, county Washington

Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original Plat Block(s) 23 Lot(s) Lot 1 (also Lot 2)

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

If Non-Eligible Property

Enter number of:

—	buildings
—	sites
—	structures
—	objects
—	Total

If Eligible Property, enter number of:

Contributing	Noncontributing
<u>1</u>	—
—	—
—	—
—	—
<u>1</u>	—

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title _____

Historical Architectural Data Base Number _____

6. Function or Use

Historic Functions (Enter categories from instructions)

11D03 Heath Care / doctor or dentist office

Current Functions (Enter categories from instructions)

11D03 Heath Care / doctor or dentist office

7. Description

Architectural Classification (Enter categories from instructions)

08 Modern Movement

Materials (Enter categories from instructions)

foundation 10B Concrete

walls (visible material) 03 Brick

roof 08A Asphalt shingles

other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archeology or history.

County Washington Address 301 S. Iowa Avenue
City Washington

Site Number 92-00529
District Number 92-00349

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

05 Commerce
02 Architecture

Significant Dates

Construction date 1965 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____

Builder _____

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Mary Patterson, Chair Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date April 15, 2012
street & number City Hall – 215 E. Washington St telephone 319-653-6584
city or town Washington state Iowa zip code 52353

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

Iowa Site Inventory Form Continuation Sheet

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Modern Eye Care	Washington
Name of Property	County
301 S. Iowa Avenue	Washington
Address	City

This form was prepared as part of a research/survey/nomination project in 2011-2012 funded by a HRDP grant from the State Historical Society of Iowa for the nomination of the Washington Downtown Historic District. The project was primarily structured to develop the nomination for the downtown, with additional research on each building documented on an Iowa Site Inventory form. The information below is taken from the table in the August 2012 draft of the nomination, with additional information documented on the property and photographs in the following sections.

Modern Eye Care - 301 S. Iowa Avenue - State #92-00529 - Map #95 ~ 1 contributing building (A and C) - c.1965 - modern (1960s)

Historic information:

11/1964 - Dr. William Westphal (MEDO, Inc) bought property - built/finished building

1965 - Modern Eye Care (Dr. Max Smith and Dr. Wm. Westphal, optometrists) - also offices of Dr. E.M Ahart, MD, Dr. G.J. Nemmers, MD, dentist Dr. L.B. Eicher

2012 - Family Care Service, Modern Eye Care, the Credit Bureau, and Sellars Insurance

Architectural information:

Height: 1 story

Walls: brick veneer

Architectural details: bands of windows - horizontal and vertical - wide eaves

Architect/Builder: -

Modifications: -

7. Narrative Description

This is a one story brick building with a fully accessible basement. It is built into a slight hillside going south on Iowa Ave. The primary facade faces S. Iowa Avenue to the east. There is a wide, low-pitch gable over the north half of the building. Under the gable is a double glass and aluminum entry door with three large windows just to the right of the doors. The windows have three lights each, a small one at the bottom, a tall one in the center which is about the same height as the doors, and an irregularly shaped window at the top under the gable line. The south half of the east elevation has a continuous band of nine small single-light windows running just below the eave. There is another band of eight single-light windows located at the basement level.

The north elevation along Jefferson Street has a continuous band of fourteen small single-light windows running just below the eave. They extend the width of this side.

The west elevation has a gable on the left side with a single entry door at the right edge and three small high single-light windows to its left. The right (south) half of the facade is clad in vertical wood siding with five single-light windows under the eave for the first story and five single-light windows along the ground level for the basement.

The south elevation is at a lower ground level due to the sloping of the lot, creating a one-and-one-half-story appearance. The eaves extend further on this side, creating a canopy. It has a centered double

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<u>Modern Eye Care</u>	<u>Washington</u>
Name of Property	County
<u>301 S. Iowa Avenue</u>	<u>Washington</u>
Address	City

door entry flanked by double windows on the ground/basement level. The first story windows are three light windows in the same style as the east facade under the gable, with a lower small window, tall center window, and irregular top window along the gable line.

8. Narrative Statement of Significance

The Modern Eye Care building appears to contribute historically and architecturally to the Washington Downtown Historic District. It was built with a group of buildings in the downtown at the end of the period of significance in the 1960s, and it shares modern design characteristics with the county jail under construction at the same time (see State Inventory #92-00585).

There is nothing listed at this address in the 1964 city directory. The property transferred from a real estate agent (Goff) to MEDO, Inc (Bill Westphal, d.b.a. Modern Eye Care Center) on November 1, 1964. The assessor lists 1965 as the date of construction, and it appears likely built in 1964 and perhaps completed in 1965. In the August 1965 telephone directory, Dr. Max Smith and Dr. Wm. Westphal, optometrists, have offices here. In addition, Dr. E.M Ahart, MD and Dr. G.J. Nemmers, MD have an office here, as well as Dr. L.B. Eicher, DDS. The 1967 city directory lists optometrists Max Smith and William Westphal, along with dentist Dr. L.B. Eicher and physicians Nemmers & Ahart.

Bill Westphal - MEDO, Inc. - continues to own this building. Currently it is occupied by Family Care Service, Modern Eye Care, the Credit Bureau, and Sellars Insurance.

9. Major Bibliographical References

City/Telephone Directories, Washington. Various publishers, various dates. Available at the Washington Public Library.

Deed Records, Transfer Books, Auditor's Office, Washington County Courthouse, Washington, Iowa.

Newspaper advertisements, various years/dates, on microfilm at Washington Public Library:

Washington Evening Journal
Washington Gazette
Washington Press

Sanborn Map Company. "Washington, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

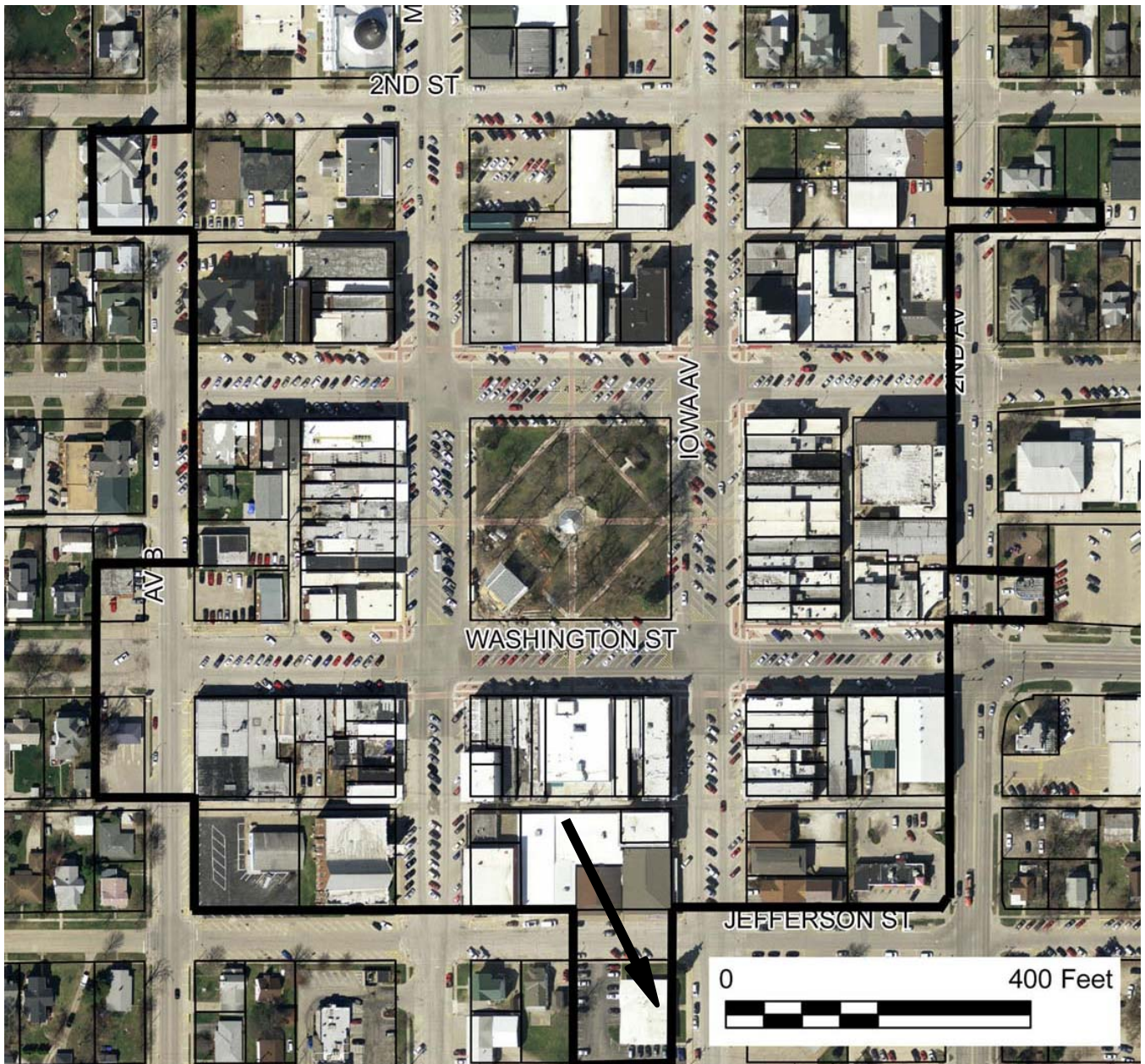
Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
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Site Number 92-00529
Related District Number 92-00349

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Name of Property	Washington County
Address	Washington City

Location map



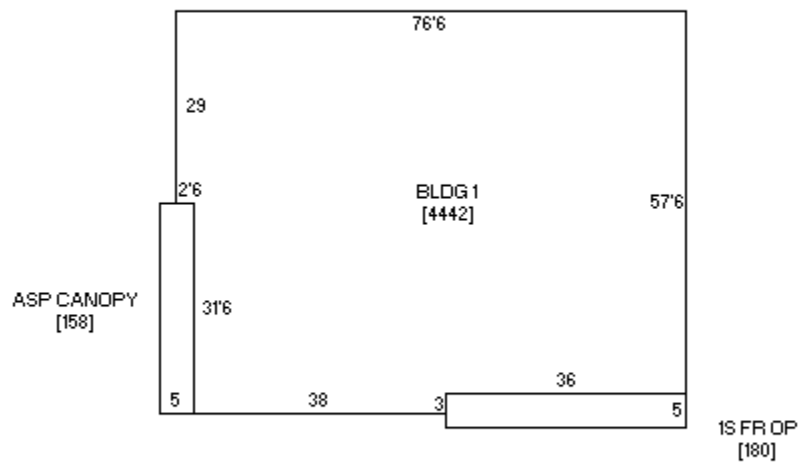
2009 aerial photograph (Washington County) – line indicates survey/research area boundary

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Building plan (from assessor's website)



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Modern Eye Care

Washington

Name of Property

County

301 S. Iowa Avenue

Washington

Address

City

Digital photographs



Photograph 92-00529-001 - South and east elevations, looking northwest (McCarley, September 20, 2011)

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Modern Eye Care

Washington

Name of Property

County

301 S. Iowa Avenue

Washington

Address

City



Photograph 92-00529-002 - East elevation, looking west (McCarley, September 20, 2011)

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Modern Eye Care

Name of Property

Washington

County

301 S. Iowa Avenue

Address

Washington

City



Photograph 92-00529-003 - North and west elevations, looking southeast (McCarley, September 20, 2011)

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Modern Eye Care

Name of Property

Washington

County

301 S. Iowa Avenue

Address

Washington

City



Photograph 92-00529-004 - West and south elevations, looking northeast (McCarley, September 20, 2011)